

AGENDA: BOARD OF APPEALS



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**Selectmen's Meeting Room, Lexington Town Hall
1625 Massachusetts Avenue, Lexington, MA. 02420**

Meeting Date August 11, 2016 - 7:30 pm

Board Members sitting: Chairman – Jeanne K. Krieger, David G. Williams, Martha C. Wood and Associate Members F. David Wells and James A. Osten

Alternate Sitting: William P. Kennedy

Administrative Staff: Jennifer Gingras, Administrative Clerk and David George, Zoning Administrator

Address	Type, Section Description of Request
48 Bellflower Street	CONTINUED FROM APRIL 28, 2016 HEARING VARIANCE AND SPECIAL PERMIT in accordance with the Zoning By-Law (Chapter 135 of the Code of Lexington) sections 135-8.4.1, 135-9.2.2.2, 135-8.4.2 and 135-9.4 to allow a side yard setback of 2.3ft instead of the required 7.5ft and modification to a non-conforming structure.
1963 Massachusetts Avenue	THREE (3) SPECIAL PERMITS in accordance with the Zoning By-Law (Chapter 135 of the Code of Lexington) section 135-3.4, Table 1 (Permitted Uses and Development Standards), H.1.022, to allow a museum, art gallery, or private library in an RS district; section 135-5.1.4 to allow zero (0) parking spaces instead of the required three (3) off street parking spaces; section 135-5.2.10 to allow one (1) Temporary Banner and one (1) Semi-Permanent Standing Sign.
25 Bridge Street	SEVEN (7) VARIANCES AND ONE (1) SPECIAL PERMIT to allow: Lot 148, Vacant Lot Bridge Street: Four (4) Variances in accordance with the Zoning By-Law (Chapter 135 of the Code of Lexington) sections 135-4.4.1, Table 2 (Schedule of Dimensional Controls) to allow: <ul style="list-style-type: none">a. Minimum lot area of 8,500 sqft instead of the required 30,000 sqft;b. Minimum lot frontage of 50 ft instead of the require 150 ft.;c. Minimum right side yard set back to be 10.2 ft instead of the required 15 ft;d. Minimum left side yard set back to be 10.2 ft instead of the required 15 ft. Lot 147, Bridge Street (Existing Home): Three (3) Variances in accordance with the Zoning By-Law (Chapter 135 of the Code of Lexington) Sections 135-4.4.1, Table 2 (Schedule of Dimensional Controls) to allow: <ul style="list-style-type: none">a. Minimum lot area of 6,000 sqft instead of the required 30,000 sqft;b. Minimum lot frontage of 50 ft instead of the require 150 ft.;

	<p>c. Minimum side yard set back to be 7.8 ft instead of the required 15 ft.</p> <p>and one (1) Special Permit in accordance with the Zoning By-Law (Chapter 135 of the Code of Lexington) Section 135-5.1.11(1) to allow a driveway to be 0 ft from the lot line instead of the required 5 ft.</p>
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Other Business:

1. Minutes of Meetings from July 28, 2016 Hearing